

**NEWARK CENTRAL PLANNING BOARD
FINAL SITE PLAN
RESOLUTION**

**HOVNANIAN @ NEWARK URBAN RENEWAL CORP. III
BLOCK 405, 406, 307 & 408 excluding LOTS
18, 4, 1, 2, 3, 4, 13, 16, 18 & 20
BLOCK 404, excluding LOTS 1, 3 & 34
BLOCK 409, LOTS 1, 3, 4, 6, 14-20, 22-33,
35-37 & 39-46
(WARREN, W. MARKET, NORFOLK & WICKLIFFE STREET(S))**

DATE SEPTEMBER 8, 1992

Mr. Chairman

I make a motion based on the evidence and correspondence presented at this Hearing and where the following Facts of Findings exist:

1. Applicant proposes to construct a total of Three Hundred and Ten (310) residential condominium units of approximately 422,566 sq. ft.
2. That the landscape area is approximately 258,311 sq. ft. and parking area is approximately 7,275 sq. ft. and also proposed with circulation area of 97,999 sq. ft.
3. That approximately 19.7% of the entire site will be occupied by the recreation building/tennis court including pool, pool deck and tot lot.
4. That approximately Five Hundred Eighty Four (584) parking spaces will be provided.
5. That a Preliminary Site Plan Approval was granted on the 3rd of August, 1992.

that FINAL SITE PLAN APPROVAL be granted for the application presented:

K. HOVNANIAN @ NEWARK URBAN RENEWAL CORPORATION III

who proposes to: construct a total of 310 residential condominium units of a total of approximately 422,566 sq. ft.

for premises located at: **WARREN, W. MARKET, NORFOLK & WICKLIFFE ST(S)
BLOCKS 404, 405, 406, 407, 408 & 409**

this project is being approved for the following reasons:

1. Tax base of the City will increase.
2. Stagnant and unproductive land & building can now be developed.
3. Construction jobs will be created.

KHOV045770

4. More housing units will be rehabilitated.
5. Elimination of potential garbage dumping site.

-2-

HOVNANIAN @ NEWARK URBAN RENEWAL CORP. III

I further move that prior to the issuance of construction permits the following concerns be addressed:

- a. Favorable review and approval of plans from the following agencies:

Fire Department
Engineering Department
Water/Sewer Utilities

- b. Final approval of the Redevelopment Plan by Municipal Council.

- c. Applicant must post a Performance Guarantee assuring the installation of all on tract improvements prior to the issuance of construction permits.

I so move Mr. Chairman

KHOV045772

COMMISSIONER M. D. LEWIS

~~NOTION~~

T. Machado

TONY MACHADO, CHAIRMAN

COMMISSIONER G. HARRIS

~~SECONDED~~

Alice Herring

ALICE HERRING, SECRETARY

S E A L

KHOV045773